

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, SEPTEMBER 10, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT  
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: August 27, 2009
3. Review of Zoning Ordinance
  - a. Oct 13, 2009 deadline to submit a written report and entire zoning ordinance to Council (must be in final form on Oct 1)
  - b. HR Hotel Resort Ordinance and Density Bonus Criteria (print attached and bring to meeting)
  - c. Weekly meeting schedule
4. Next Meeting Date: September 17, 2009
  - a. Agenda Items Recommended by Committee
5. Adjournment

Minutes: August 27, 2009

1. The meeting was called to order at 8:33 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the August 20, 2009 meeting were approved.
4. The Committee approved the following:
  - a. a motion to set the maximum FAR of a development is 1.88 (9-0)
  - b. a motion to set the maximum FAR of 1.88 in Zone 5 and to permit the floor area to be distributed in Zones 3 and 4 (9-0)
  - c. a motion to prohibit air conditioning in Cabanas (5-4)
  - d. a motion to approve density bonuses (7-2 with Arturo Aballi and Rob de Cespedes dissenting)
  - e. a motion to include the following criteria to determine the density bonus (9-0):

- i. No buildings in Zone 1
    - ii. Zone 1 dedicated to the Village as a public park
    - iii. Expand beach access
    - iv. Minimum separation of buildings
    - v. Buffer service areas
    - vi. Green buildings
    - vii. Lot assemblage for property at 301 and 350 Ocean Drive
  - f. a motion to reduce the residential density from 16 units per acre to 12 units an acre (8-1 Basha Hicks dissenting)
  - g. a motion requesting the Village Council to maintain the ZORC as a standing committee until the Council completes its review of the Zoning Ordinance and that the ZORC should be designated as the Local Planning Agency (LPA) (9-0)
5. There was discussion but no action on the following:
- a. Permitting residential and hotel units in the Office and Commercial districts along Crandon Blvd.
  - b. L' Esplanade Shopping Center should be rezoned from Office to Commercial. Staff said that was already recommended in the Evaluation and Appraisal Report (EAR), that a system of Transfer Development Rights should be established that result in a public park, and require LEED certified buildings.
6. The ZORC confirmed that the Chair can make non-substantive changes to the entire zoning ordinance and submit same to the Council at their Sept. 1 Council meeting.
7. The meeting adjourned at 10:09 a.m.
8. Respectfully Submitted  
Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department